

PARKWAY estate agents

for sale

01840 212121

www.parkwayestateagents.co.uk



Villa 45
CAMELFORD
PL32 9RF
£16,750

Leasehold

- HOLIDAY LODGE
- TWO BEDROOMS
- POPULAR PARK
- CLOSE TO THE COAST
- SWIMMING POOL



A TERRACED HOLIDAY LODGE ONLY A SHORT WALK FROM THE CAR PARK ON THIS POPULAR SITE. LIGHT AND SPACIOUS ACCOMMODATION WITH TWO BEDROOMS, BATHROOM AND OPEN PLAN RECEPTION SPACE. COMMUNAL GROUNDS WITH SWIMMING POOL, TENNIS COURTS, SWINGS, HOTEL AND RESTAURANT. SOLD FURNISHED AND EQUIPPED, WITH VACANT POSSESSION READY FOR THE HOLIDAY SEASON. DOUBLE GLAZED WITH ELECTRIC HEATING.



Parkway Estate Agents, 10 Market Place, Camelford, Cornwall PL32 9PB
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Description

Lanteglos is a picturesque hamlet in a wooded valley just outside Camelford with an impressive church and walks over the adjacent Bowood golf course. The town of Camelford is 5 minutes away and has a great range of day to day amenities including pubs, cafe, doctors surgery, butchers and recreation centre. The North Cornish coast at Trebarwith and Tintagel is 5 miles away with superb sandy beaches and an ancient castle. Bodmin Moor is nearby and has amazing scenery and walks.

Lounge/Diner/Kitchen

12' 7" x 10' 11" (3.83m x 3.32m) Widens to 18' 5". Upvc front door.

Lounge/Diner Area; Upvc double glazed window to the front with views over the park, wall mounted electric heater, coat rail, cupboard housing the cold and hot water tanks and fuse boxes, laminate floor, space for table and chairs and sofa.

Kitchen Area; Light coloured wall and base units with wood effect roll edged work surfaces over, stainless steel sink and drainer, integral electric hob with extractor and light above, integral electric oven and grill, tiled splash backs, under counter space for fridge/freezer, upvc double glazed window to the rear.

Bathroom

Coloured suite with low level wc, pedestal wash hand basin, panel enclosed bath with electric shower over and glass screen, tiled walls and floor, chrome effect heated towel rail, shaver point and light, obscure upvc double glazed window to the rear.

Bedroom One

8' 11" x 9' 2" (2.72m x 2.79m) Wall mounted electric heater, built in double wardrobe, laminate floor, upvc double glazed window to the rear.

Bedroom Two

8' 11" x 8' 10" (2.72m x 2.69m) Wall mounted electric heater, built in double wardrobe, upvc double glazed window to the front with views over the park, timber effect laminate flooring.

Park & Location

The villa is situated in the bottom right hand corner of the park only a short sloping walk from the car park with an open area to the front with a tennis court and swings. The park has further amenities including a swimming pool, badminton court, hotel, restaurant, snooker room and bar. Bowood golf course is next door and also has a restaurant and public bar.

Lease and Services

Lease has approximately 55 years left, letting can be done through the park. Costs per annum are in the region of £2300 plus electric and water. The park is open from March to November but you can use the Villa anytime twelve months of the year.

Directions

From the town car park turn right to go through the town, head up the hill through the traffic lights, before the garage turn right towards Tintagel, take the next left on the corner and head down the hill. At the bottom bear left past the church and turn left into the park, park in the central communal car park, the villa is up the path in front of you in the top right hand corner of the rectangle.

Viewing

Please call us on 01840 212121 to make an appointment.

Estate Agents

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Disclaimers

The Property Misdescriptions Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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FLOORPLAN:

ENERGY PERFORMANCE CERTIFICATE: